

INCOME OPPORTUNITY RESIDENTIAL ALF BUSINESS

711 CRESTLINE AVE. S., LEHIGH ACRES, FL 33974

Turn-Key Residential Assisted Living Facility



FOR SALE: \$699,000

ALF WITH REAL ESTATE, BUSINESS & FFE

Sunshine Meadows 7-bed Assisted Living Facility has been ACHA Licensed Since 2015 and is a unique income opportunity. All licensing in-place and operating fully furnished. Purchase includes real estate, business and all FFE/Goodwill. The real estate is valued at \$449,000. Ideal set up for an owner operator.

PROPERTY FEATURES

- ▣ Building Size: 2,520± SF SFR
- ▣ 4 Bed/3.5 Bath with 2-Car Garage
- ▣ Swimming Pool
- ▣ Year Built: 2006
- ▣ Zoning: RS-1
- ▣ Utilities: Well and Septic
- ▣ Parcel ID: 22-45-27-02-00009.0240
- ▣ Property Taxes: \$4,209.81 (2021)

BUSINESS DETAILS

- ▣ Gross Income: \$225,000 (2022 Projected)
- ▣ Expenses: \$138,367 (2022 Projected)
- ▣ NOI: \$86,633 (2022 Projected)
- ▣ ACHA Licensed Since 2015

JIM BOBACK, CCIM
Broker/Owner

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Boback
Commercial
Group
Commercial Sales & Leasing



Prior to closing, the buyer is to verify all permits, approvals, regulations, allowed use, financials, market rental rates, expenses, zoning, licenses, building square footage, expansion possibilities, number of licensed beds, and all other factors pertaining to using these parcel(s) and building(s) for the buyer's intended use.

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